

BOULEVARD ONE DESIGN REVIEW COMMITTEE
JULY 2, 2020
Video/Audio E-Conference

Attendees:

Committee: Monty Force, Steve Lane, Carla McConnell, Chuck Woodward, Kevin Yoshida
Kiddie Academy: Ken Andrews, Alisha Hammett, Sarah Kia, David Lane, Adam Muhleisen, Franz Von Haas

The meeting convened at 9:00 a.m.

● **Minutes Approval (6/4/20)**

A motion by Carla McConnell and seconded by Steve Lane was passed to approve the minutes from the June 4, 2020 meeting with some clarifications on two points made by Carla.

- **Kiddie Academy
Childcare Facility (Pontiac and First Ave)
Design Development**

Applicant:

Ken Andrews reported that they have just received the working budget for the design that you will see today. Electrical and mechanical drawings are well underway.

Some elements that have been addressed because of comments at the last review that will be discussed in this presentation:

- Canopy over a more prominent entry
- Playground – safety measures around the base
- Site conditions with limited spacing for plantings
- Melt/drain issues on upper deck of playground

Materials and Color Palette: (Ken Andrews)

Reviewed materials and color palette:

- Metal Panel (Light Gray with Dark Grey Accents). The team is looking at different textures.
- Translucent Channel Glass (Kawall or Sim)
- Perforated Corrugated Metal Screen (Blue and Green Hues). Creates a wavy pattern around the playground. Very small holes in the perforation but allows 40% for open light and air transference. The color pattern shows as a fine art finish.
- Fiber Cement Panel (Dark Tone). A more durable quality with richer color that is imbedded and not painted.
- Cast in place concrete
- Planter Boxes (Dark Gray with Sand Finish)

Architecture: (Ken Andrews)

South Elevation:

- The entry canopy was revised to create a frame around the entry. The translucent panel system extends from the edge of the east stairwell across the south façade for a stronger and inviting entry point. The entry canopy provides a location for 3-D signage.

West Elevation:

- The sheer wall helps meet transparency requirement and maintains balance of the massing and the limited windows on the west end.

North Elevation:

- The perforated screening from the playground will be extended partway down the north side fronting of the metal paneled wall for more interest and color.
- Playful pattern and sizing of windows.

East Elevation:

- Recessed wall with mural effect.
- Double decker playground surrounded on three sides by blue and green tones on a perforated corrugated metal screening.

BDRC comments on Architecture:

- How is the previous question about snow melt on the upper playground deck being addressed? **Plans are for infrared heaters around the perimeter and area drains.**
- What about shading on the upper deck? **Shading is incorporated into the play structures that meets the 30% shade requirement so no additional shading will be necessary.**
- Has there been any consideration of a stronger base of the playground for safety from auto movement in proximity? **The team has looked at several options and chosen to use bollards around the base of the playground colored to match the backdrop.** Carla suggested that the bollards be spaced closer together at the southeast corner. **Ken said they will look more at the corner and set spacing out from there.**
- Steve thought the bollards should be more colorful to be more noticeable to drivers. He also suggested having some fun with more prominent colors in the palette.
- How many bicycle parking spaces are being provided? **Eight with more around the retail site.**

Landscape: (David Lane)

- The west and north edges have been revised to plantings that do not require intensive irrigation. Large cobble will line those edges along the sidewalk providing space for planter boxes. The planter boxes will be of varying heights and widths.
- Smaller rock mulch will flow from the flattened slope from the building edge to meet the larger cobble.
- Planter boxes are to be filled with ornamental grasses and perennials for seasonal interest.

- On the Pontiac edge three trees have been shifted to the south to accommodate a utility easement. There will also be daylilies on the west side.
- On the east there will be a rock mulch around the bollards.

BDRC comments on Landscape:

Consensus was that the landscape plans were acceptable to those in attendance. In the absence of Jamie Fogle, the committee would look to any comments that he might have.

Additional committee comments:

- Kevin commented on the Design Guideline regarding materiality of 60% masonry that can incorporate other unique materials. He asked that a calculation table be produced so that the committee can be clear on a justification for a decision. Usually metal is used as accenting and this is the main material. Need to hit the 60% masonry standard although metal and other unique materials may be allowed to meet the standard. Ken asked if Kevin could assist in the formula for a breakdown of the calculations. Kevin agreed that he would be available to assist. Carla asked if the calculation could be taken in context of the whole retail site. Kevin responded that this location has been considered as an isolated site so he would want to run the table to see the breakdown of materials.
- Carla asked that there be a time and location chosen to have a display of material samples. Ken will make arrangements and notify the committee when the samples can be seen.
- Kevin commented that the photometric plan was not included today but should be submitted for the next review.
- There was some discussion of the ambient lighting coming from behind the Kawall glass areas. Ken Andrews said that up/down sconces will be on the north side along with emergency egress lighting. Steve thought a lantern glow from the Kawall glass would be very nice. Ken pointed out that the lantern effect will be created from external lighting and that lighting integrated into the wall would be very costly. Carla asked that the amount of lighting be respectful to the residences across from the site. Ken said that there is a good balance of lighting.

A motion by Kevin Yoshida and seconded by Steve Lane was passed to approve the Design Development review contingent on a future review and approval of the masonry calculation, and a review of material samples to be accomplished by July 13th. There was an abstention from Carla McConnell.

● **Other Business**

CK had sent some information about a potential contract being considered with Tesla for electric vehicle charging stations. Monty wanted to give Kiddie Academy advance notice and asked how many parking spaces would be needed by Kiddie Academy as peak drop-off and pick-up times. Ken said that it would be approximately 30 spaces.

The committee continued the discussion resulting in the following comments that will be forwarded to CK.

1. Will these stations work for all EV or just Tesla's?
2. Are the cords universal or adaptors necessary and/or available?
3. Prefer charging stations that would charge all EVs.
4. Will this station have a solar roof covering?
5. Are the parking spaces devoted strictly to charging or can other park in that space if empty?
6. Will the propose location conflict with drop-off, pick-up traffic at Kiddie Academy?

- **Adjournment**

The meeting adjourned at 10:30 a.m.